Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3/19 Second Street, Black Rock Vic 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $820,000 & $880,000

Median sale price

Median price $1,392,500 Property Type Unit Suburb Black Rock

Period - From 01/04/2024 to 30/06/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/28 Middleton St BLACK ROCK 3193	$895,000	10/08/2024
2	2/252 Beach Rd BLACK ROCK 3193	$895,000	09/08/2024
3	2/38 Third St BLACK ROCK 3193	$860,000	07/06/2024

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 10/09/2024 14:26



2 1 1

Rooms: 4
Property Type: Unit
Land Size: 0 sqm approx

Agent Comments

Indicative Selling Price
$820,000 - $880,000
Median Unit Price
June quarter 2024: $1,392,500

Comparable Properties



3/28 Middleton St BLACK ROCK 3193 (REI)

2 1 1

Price: $895,000
Method: Auction Sale
Date: 10/08/2024
Property Type: Unit

Agent Comments



2/252 Beach Rd BLACK ROCK 3193 (REI)

2 1 1

Price: $895,000
Method: Private Sale
Date: 09/08/2024
Property Type: Unit

Agent Comments



2/38 Third St BLACK ROCK 3193 (REI/VG)

2 1 1

Price: $860,000
Method: Private Sale
Date: 07/06/2024
Property Type: Unit
Land Size: 160 sqm approx

Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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